

FINAL DRAFT EFFECTIVE 5-2-02

Current Issues in Washington Residential Real Estate **A 3-Hour Mandated Curriculum & Learning Objectives**

Upon completion of this course the student will be able to:

MODULE 1 – ENVIRONMENTAL ISSUES

1. Describe real estate licensees obligations under RCW 18.85 and RCW 18.86 The Real Estate Brokerage Relationship Act regarding seller property condition disclosure, RCW Chapter 64.06 Real Property and Conveyances.
2. Describe the history of lead paint disclosure requirements including:
 - The need to identify disclosure risks in homes constructed prior to 1978;
 - Warning signs of lead-based paint including peeling paint, chipped paint, chalking paint, damaged paint/drywall/plaster, construction dust, and bare dirt around foundation;
 - Accurate lead disclosure requirements including signatures of parties and real estate licensees; and
 - Enforcement provisions and penalties for violations of the requirement.
3. Identify the following current sources of environmental contamination:
 - Lead arsenate soil contamination;
 - Toxic mold;
 - Leaking underground storage tanks;
 - Brownfield sites; and
 - Other localized environmental topics, as appropriate

MODULE 2 – LICENSE LAW, ADMINISTRATIVE RULES AND OTHER REGULATORY CHANGES

1. Explain recent changes in the enforcement of the real estate brokers and salespersons license law as a result of enactment of the Uniform Regulation of Business and Professions Act.
2. Describe the statutory and regulatory requirements in handling earnest-money deposits for seller and buyer clients, and when funds are deposited with third parties.
3. Identify most commonly reported real estate licensee violations from DOL.

4. Briefly identify the following Department of Labor and Industries state regulatory issues:
 - Contractor registration issues for real estate licensees; and
 - Procedures for selling “altered” manufactured homes and mobile homes.

MODULE 3 – FAIR HOUSING ISSUES

1. Identify the seven (7) categories forming the basis for discrimination in real estate under Fair Housing Laws, and the Washington Law Against Discrimination.
2. Identify the following recent sources of fair housing complaints in Washington:
 - HUD (October 2000 – February 2002) disability, 94; race, 73; national origin, 55; familial status, 31; sex, 26;
 - WA Human Rights Commission for 2001-disability, 39; familial status, 29; race, 221; sex, 12; national origin, 11.
3. Identify the major actions that constitute “steering”.

MODULE 4 – BASIC AGENCY REPRESENTATION ISSUES

1. Demonstrate a basic understanding of RCW 18.86 The Real Estate Brokerage Relationship Act by identifying the following:
 - General duties of all real estate licensees;
 - Specific duties of buyer’s agents
 - Specific duties of seller’s agents
 - Specific duties of dual agents
2. Describe how to communicate the major provisions of the agency relationship pamphlet without engaging in the “unauthorized practice of law”.